



Public Notice

U.S. Army Corps of Engineers, Norfolk District

April 20, 2005

CENAO-TS-G
05-V0690

FEDERAL PUBLIC NOTICE

The District Engineer and the Virginia Department of Environmental Quality have received a joint application for Federal and State permits as described below:

APPLICANT

Brookfield Woodstream LLC
Attn: Mr. Richard J. Dengler
8500 Executive Park Drive, Suite 300
Fairfax, Virginia 22031

WATERWAY AND LOCATION OF THE PROPOSED WORK: The project site is located north of Garrisonville Road (Route 601) and west of Interstate 95, in Stafford County, Virginia. The project encompasses unnamed tributaries flowing into Aquia Creek, which is part of the Potomac River Basin (HUC 02070011).

PROPOSED WORK AND PURPOSE: The applicant proposes to impact 0.07 acre of forested wetlands, and 0.95 acre (6,610 linear feet) of stream channel for the general purpose of constructing a residential community consisting of 540 units of townhouses and single-family style duplexes; and for the specific purpose of constructing access roads, buildings, parking, utility lines, and storm water ponds. To mitigate for the proposed stream impacts, the applicant proposes to incorporate Low Impact Development technologies to control storm water on the site, preserve a remaining 4,420 lf of stream channel, restore 445 lf of stream channel, and relocate and stabilize another 475 lf of stream channel on-site. In addition, the applicant proposes 780 lf of stream restoration in an off-site location on Austin Run. To mitigate for the proposed 0.07 acre of forested wetland impacts, the applicant proposes to purchase a total of 0.14 wetland mitigation credits from the Foggy Bottom Mitigation Bank, located in Prince William County, Virginia.

In addition to the required Department of the Army permit, the applicant must obtain a Virginia Water Protection Permit from the Virginia Department of Environmental Quality (DEQ) assuring that applicable laws and regulations pertaining to water quality are not violated. Project drawings are attached.

AUTHORITY: Permits are required pursuant to Sections 401 and 404 of the Clean Water Act (Public Law 95-217) and Title 62.1 of the Code of Virginia.

FEDERAL EVALUATION OF APPLICATION: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. The decision will reflect the national concern for both protection

and utilization of important resources. The benefits, which reasonably may be expected from the proposal, must be balanced against its reasonably foreseeable detriments. All of the proposal's relevant factors will be considered, including conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, flood plain values, land use classification, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, consideration of property ownership and, in general, the needs and welfare of the people. The Environmental Protection Agency's "Guidelines for Specification of Disposal Sites for Dredged or Fill Material" will also be applied (Section 404(b)(1) of the Clean Water Act).

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity. Anyone may request a public hearing to consider this permit application by writing to the District Engineer within 30 days of the date of this notice, stating specific reasons for holding the public hearing. The District Engineer will then decide if a hearing should be held.

Preliminary review indicates that: (1) no environmental impact statement will be required; (2) no species of fish, wildlife, or plant (or their critical habitat) listed as endangered or threatened under the Endangered Species Act of 1973 (PL 93-205) will be affected; and (3) no known properties eligible for inclusion or included in the National Register of Historic Places are in or near the permit area, or would likely be affected by the proposal. Additional information might change any of these findings. For compliance with the Coastal Zone Management Act of 1972, as amended, the applicant must certify that federally licensed or permitted activities affecting Virginia's coastal zone (Tidewater) will be conducted in a manner consistent with the Virginia Coastal Resources Management Program (VCP). For more information or to obtain a list of the enforceable programs of the VCP, contact the Department of Environmental Quality, Office of Environmental Impact Review at (804) 698-4330 or e-mail: elirons@deq.virginia.gov.

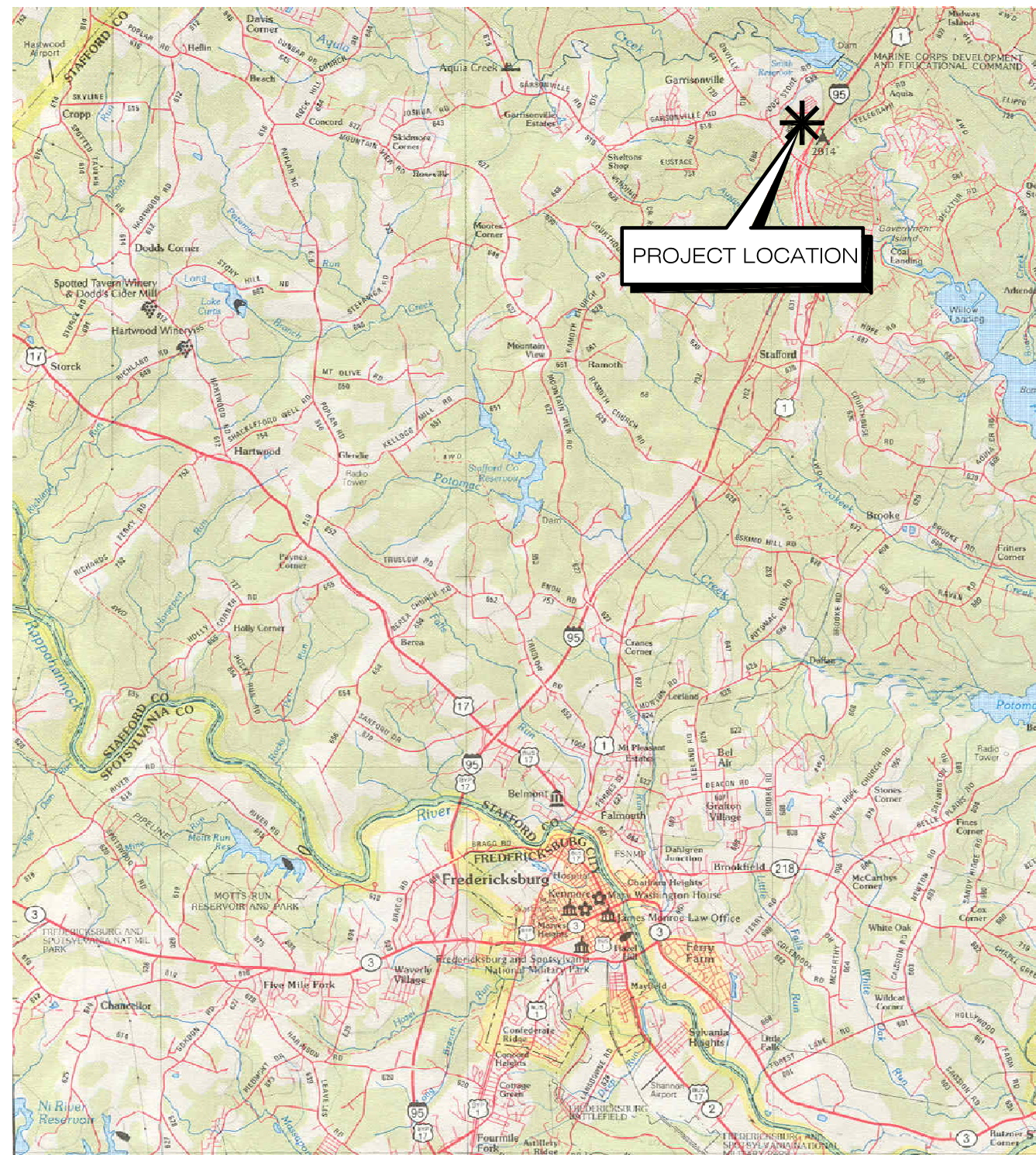
COMMENT PERIOD: Comments on this project should be made in writing, addressed to the Norfolk District, Corps of Engineers (ATTN: CENAO-TS-G), 803 Front Street, Norfolk, Virginia 23510-1096, and should be received by the close of business on May 16, 2005.

If you have any questions about this project or the permit process, please call:
Regena Bronson 301.475.2720 regena.d.Bronson@nao02.usace.army.mil

FOR THE DISTRICT ENGINEER:

Bruce F. Williams
Chief, Northern Virginia
Regulatory Section

Attachment: Drawings



SCALE: 1 INCH = 2.4 MILES

LATITUDE: 38°28'36" N
LONGITUDE: 77°24'10" W

SOURCE: VIRGINIA ATLAS AND GAZETTEER,
DeLORME MAPPING CO., 1995.

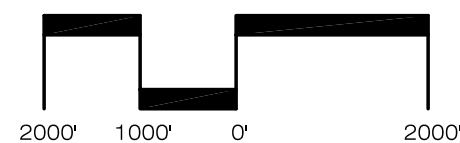
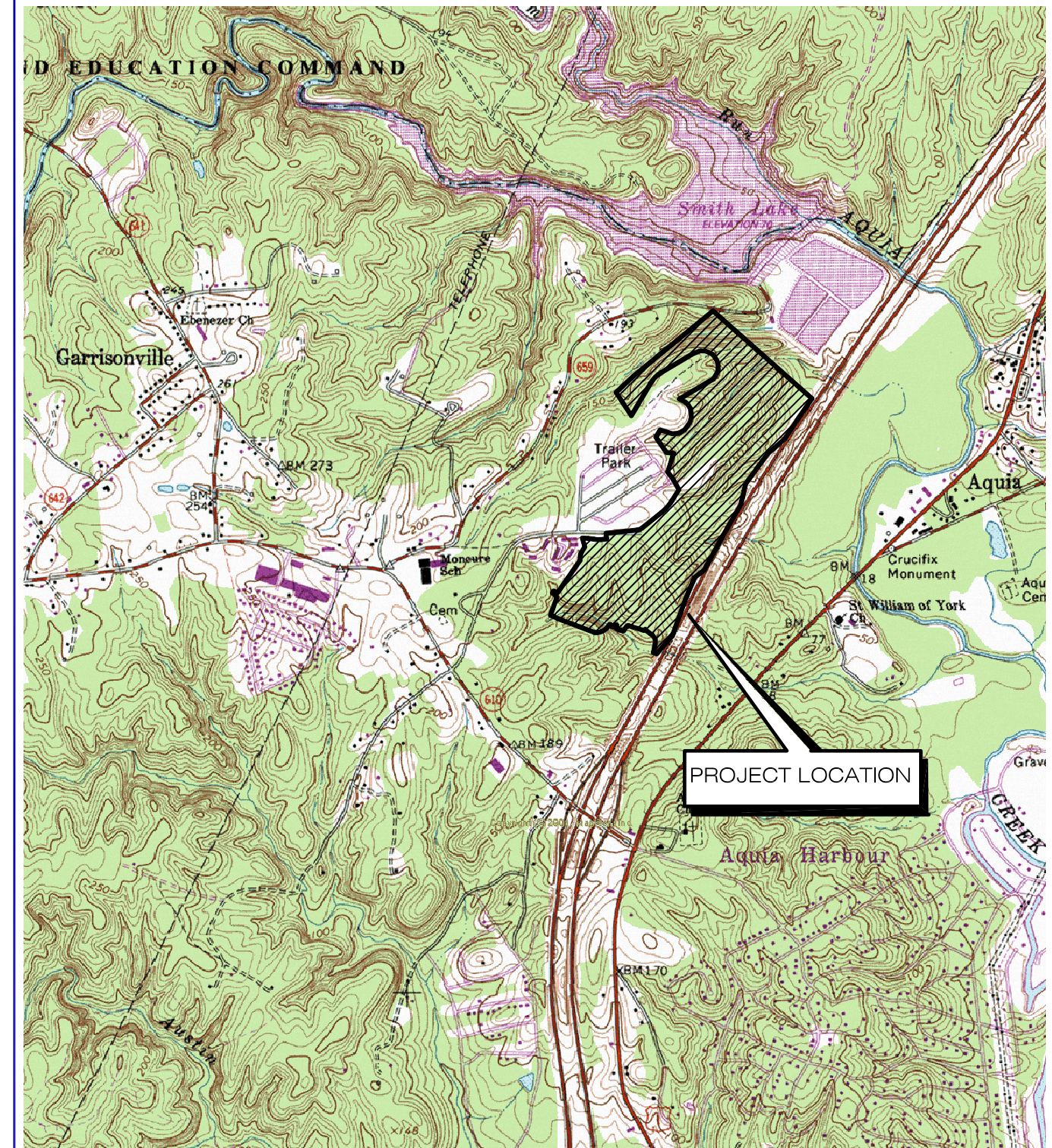


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FIGURE 1
PROJECT VICINITY MAP
WOODSTREAM

STAFFORD COUNTY, VIRGINIA

MARCH 2005



SCALE: 1 INCH = 2000 FEET

LATITUDE: 38°28'36" N
LONGITUDE: 77°24'10" W

SOURCE: USGS 7.5 MINUTE SERIES TOPOGRAPHIC MAP,
STAFFORD, VA QUADRANGLE, 1966 (REVISED 1983)

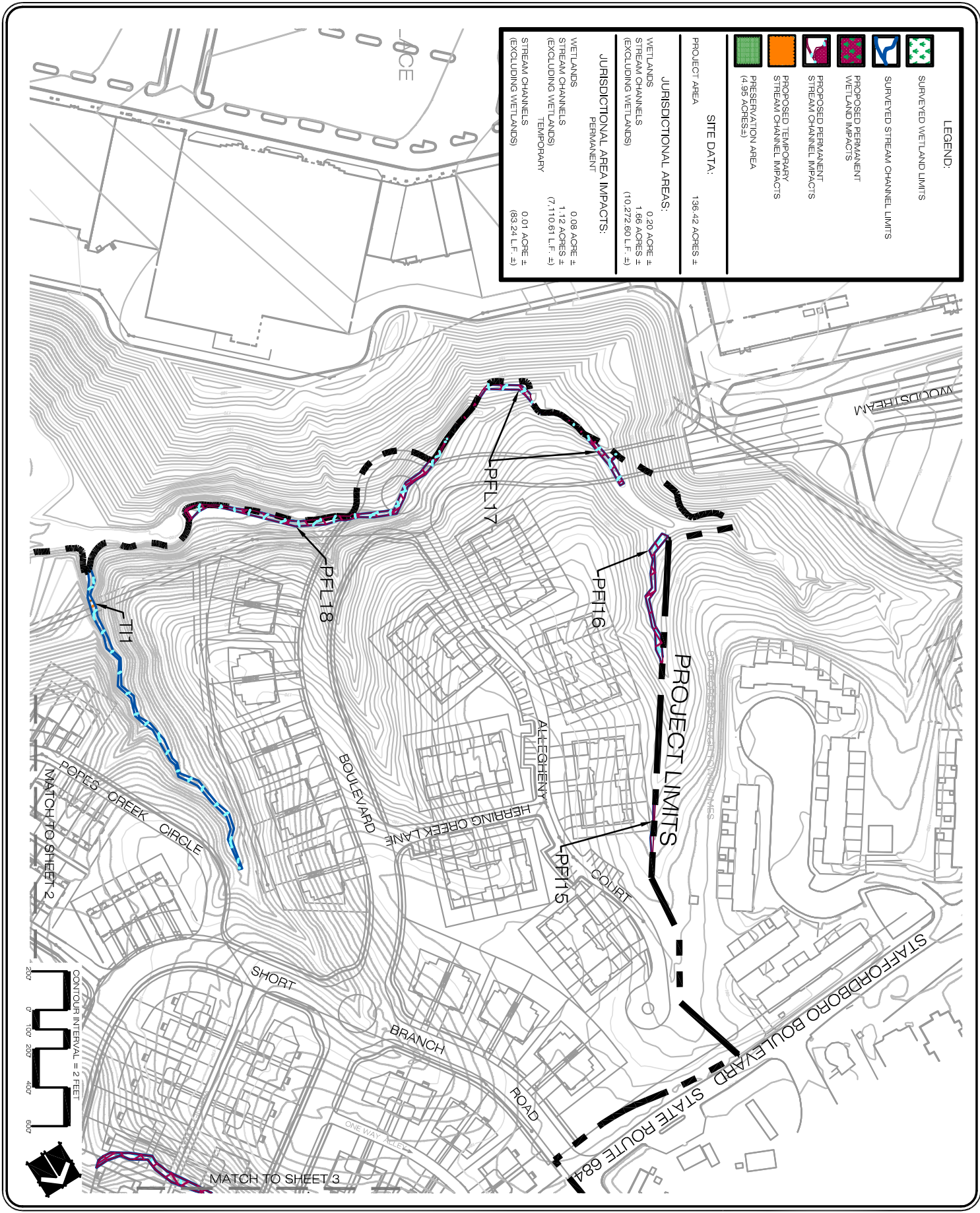


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FIGURE 2
PROJECT LOCATION MAP
WOOD STREAM

STAFFORD COUNTY, VIRGINIA

MARCH 2005



DATE: SEPTEMBER 23, 2004
 JOB NUMBER: 1843
 SCALE: 1 INCH = 250 FEET
 SHEET: 1 OF 7
 SOURCE: BASE MAP PROVIDED BY THE
 ENGINEERING GROUPE, INC.

JURISDICTIONAL AREA IMPACTS MAP
SELECTED ALTERNATIVE
WOODSTREAM
STAFFORD COUNTY, VIRGINIA

WEG
 WILLIAMSBURG
 ENVIRONMENTAL
 GROUP, INC.

3000 Easter Circle
 Williamsburg, Virginia 23188
 (757) 220-6869

7401 Beaufort Springs Drive, Suite 205
 Richmond, Virginia 23225
 (804) 267-3474

46030 Manekin Plaza, Suite 160
 Sterling, Virginia 20166
 (703) 406-1590

Environmental Consultants

SURVEYED WETLAND LIMITS

SURVEYED STREAM CHANNEL LIMITS

PROPOSED PERMANENT WETLAND IMPACTS

PROPOSED PERMANENT STREAM CHANNEL IMPACTS

PROPOSED TEMPORARY STREAM CHANNEL IMPACTS

PRESERVATION AREA (4.95 ACRES ±)

SITE DATA:

PROJECT AREA 136.42 ACRES ±

JURISDICTIONAL AREAS:

WETLANDS 0.20 ACRE ±

STREAM CHANNELS 1.66 ACRES ±

(EXCLUDING WETLANDS) (10,272.60 L.F. ±)

JURISDICTIONAL AREA IMPACTS:

PERMANENT

WETLANDS 0.08 ACRE ±

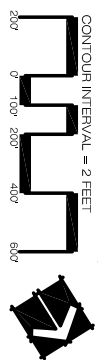
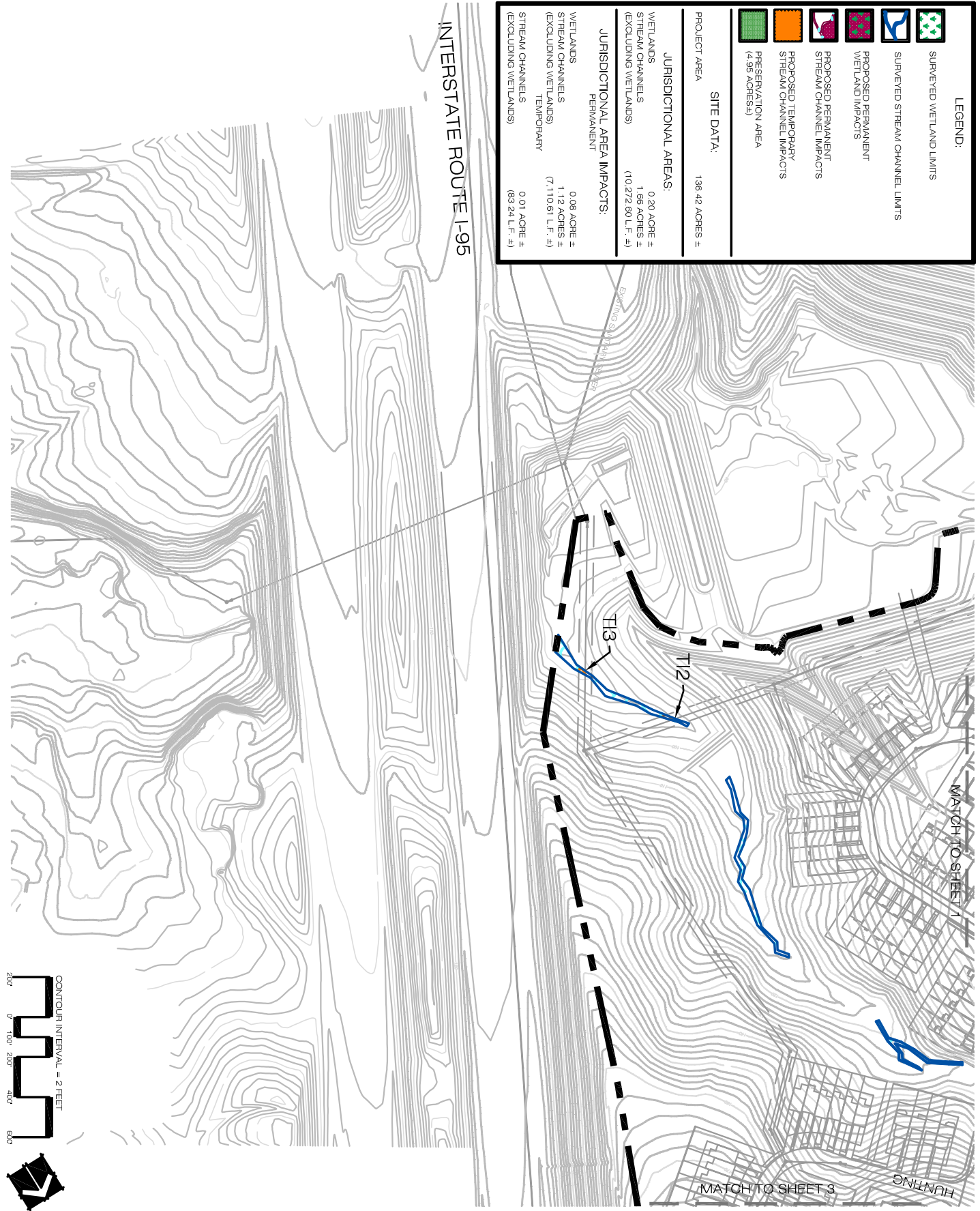
STREAM CHANNELS 1.12 ACRES ±

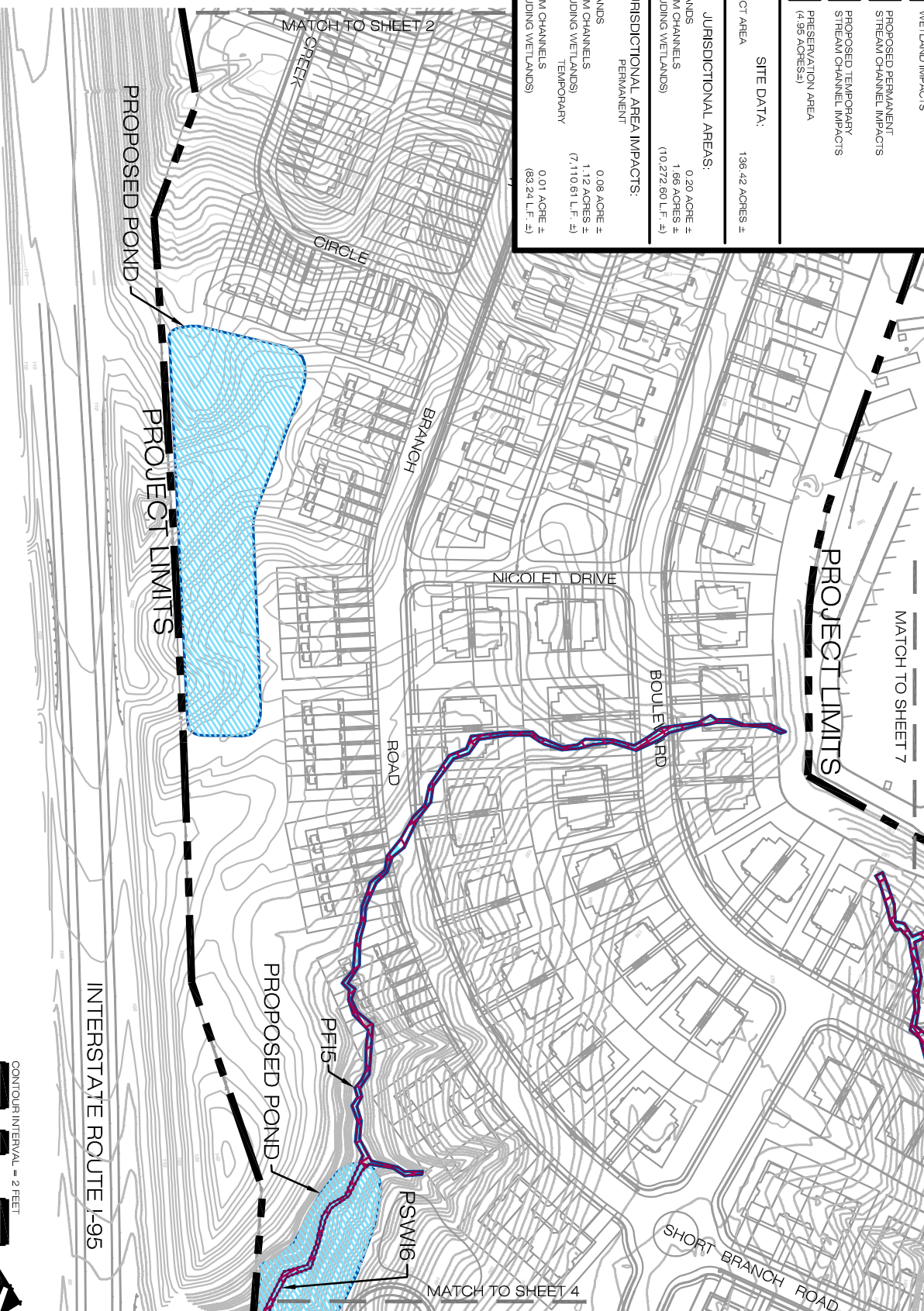
(EXCLUDING WETLANDS) (7,110.61 L.F. ±)

TEMPORARY

STREAM CHANNELS 0.01 ACRE ±

(EXCLUDING WETLANDS) (63.24 L.F. ±)





DATE: SEPTEMBER 23, 2004
JOB NUMBER: 1843
SCALE: 1 INCH = 250 FEET
SHEET: 3 OF 7
SOURCE: BASE MAP PROVIDED BY THE
ENGINEERING GROUPE, INC.

**JURISDICTIONAL AREA IMPACTS MAP
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PROPOSED PERMANENT WETLAND IMPACTS

PROPOSED PERMANENT STREAM CHANNEL IMPACTS

PROPOSED TEMPORARY STREAM CHANNEL IMPACTS

PRESERVATION AREA (4.95 ACRES)

SITE DATA:

PROJECT AREA: 136.42 ACRES ±

JURISDICTIONAL AREAS:

WETLANDS: 0.20 ACRE ±

STREAM CHANNELS (EXCLUDING WETLANDS): 1.66 ACRES ±

(10,272.60 L.F. ±)

JURISDICTIONAL AREA IMPACTS:

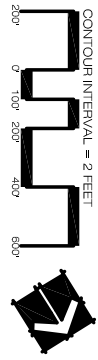
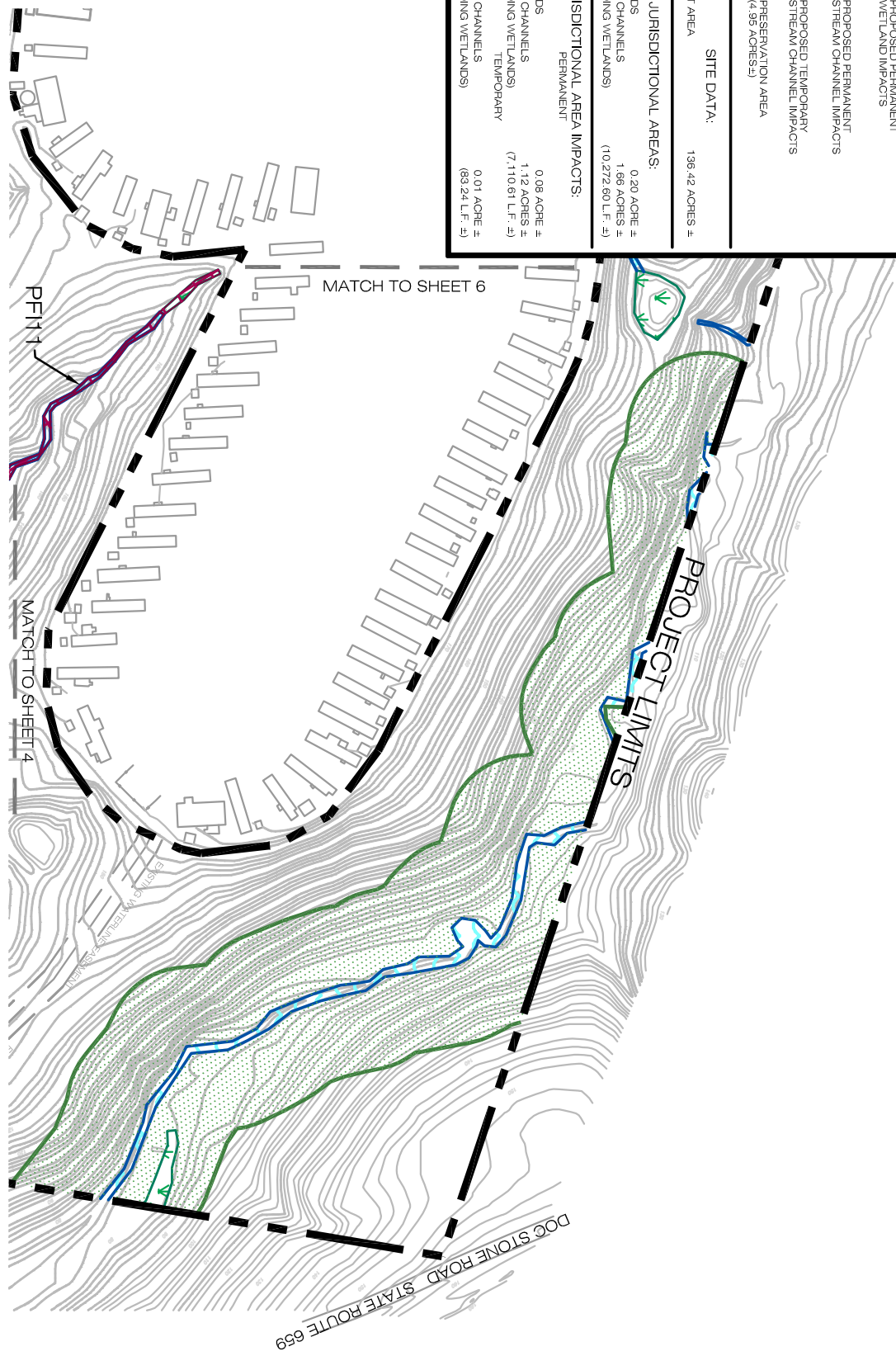
PERMANENT: 0.08 ACRE ±

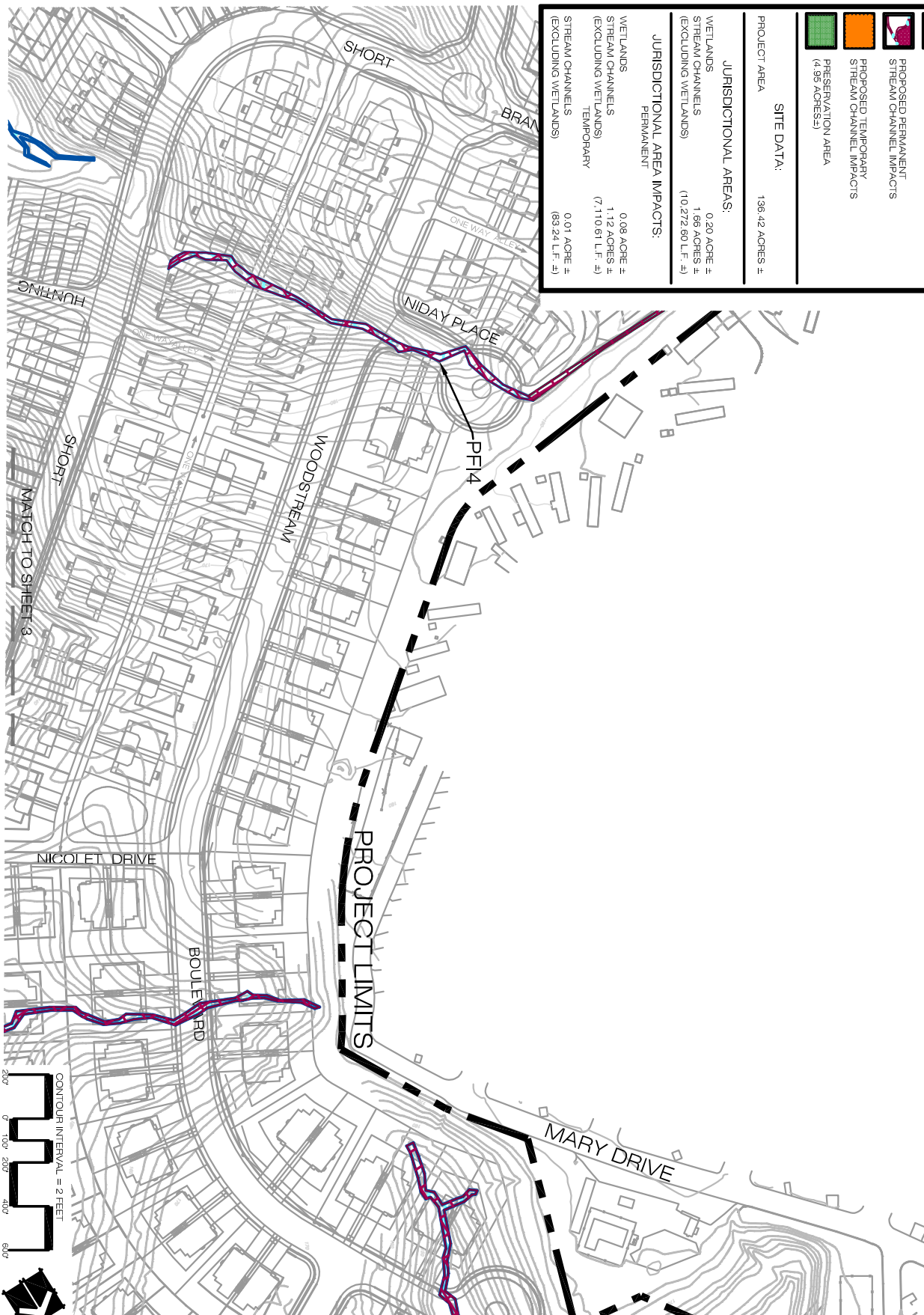
STREAM CHANNELS (EXCLUDING WETLANDS): 1.12 ACRES ±

(7,110.61 L.F. ±)

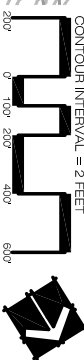
TEMPORARY: 0.01 ACRE ±

STREAM CHANNELS (EXCLUDING WETLANDS): (89.24 L.F. ±)





LEGEND: SURVEYED WETLAND LIMITS SURVEYED STREAM CHANNEL LIMITS PROPOSED PERMANENT WETLAND IMPACTS PROPOSED PERMANENT STREAM CHANNEL IMPACTS PROPOSED TEMPORARY STREAM CHANNEL IMPACTS PRESERVATION AREA (4.95 ACRES ±)	
SITE DATA: PROJECT AREA 136.42 ACRES ±	
JURISDICTIONAL AREAS: WETLANDS 0.20 ACRE ± STREAM CHANNELS 1.66 ACRES ± (10,272.60 L.F. ±) (EXCLUDING WETLANDS)	
JURISDICTIONAL AREA IMPACTS: PERMANENT 0.08 ACRE ± WETLANDS 1.12 ACRES ± (7,110.61 L.F. ±) STREAM CHANNELS (EXCLUDING WETLANDS) 0.01 ACRE ± (63.24 L.F. ±) TEMPORARY	



DATE: SEPTEMBER 23, 2004
 JOB NUMBER: 1843
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 SHEET: 7 OF 7
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